Resident Policies

Please review the resident policies below, which will also be attached to each lease. Each resident will be required to sign at the bottom acknowledging that they have reviewed and accepted them.

ABANDONMENT/SURRENDER OF APARTMENT AND JUDICIAL EVICTION:

I. Surrender, abandonment, and judicial eviction end your rights of possession for all purposes and gives Management the immediate right to: clean up, make repairs to, and re-let the apartment; determine any security deposit deductions; and remove property left in the apartment.

II. If Management does not receive notice from a household of an extended absence, Management shall consider the household to have abandoned the unit, and we or law officers may remove all property remaining in the apartment or in common areas (including any vehicles you or any occupant or guest owns or uses).

III. You are considered to have abandoned the property when:
   a. The move-out date has passed and no one is living in the apartment in our reasonable judgment; or
   b. You have turned in keys and/or pass cards or provided us with a written forwarding address or new address; or
   c. All tenants appear to have moved out in our reasonable judgment; and
   d. Clothing, furniture, and personal belongings have been substantially removed in our reasonable judgment, or
   e. You have been in default for non-payment of rent for five (5) consecutive days or water, gas, or electric service for the apartment not connected in our name has been terminated; and
   f. You have not responded for two (2) days to our notice left on the inside of the main entry door, stating that we consider the apartment abandoned.

IV. The above also applies if you are judicially evicted.
ALCOHOL AND DRUGS ON THE PREMISES:

I. Management maintains a strict No Public Consumption of Alcohol or Drug Use Policy in all common areas of the building. This includes offices, laundry, common stairwells, community rooms and parking lots.

II. Consumption of alcohol is permitted only in Resident apartments.

III. Residents and visitors are expected to behave responsibly with respect to the use of alcoholic beverages. Residents who engage in disruptive behavior as a result of their use of alcohol, or who fail to prevent such behavior by their visitors, will be considered to have breached the community standards of conduct, a violation of the lease.

APPLIANCES:

I. Appliances should be kept clean.

II. No additional appliances may be installed in an apartment without written permission from Management. This includes but is not limited to portable heating devices, window air conditioners and freezers.

III. Residents are not permitted to place aluminum foil on the stove burners or in their ovens. Ovens must not be used for storage of any item(s). These are fire hazards.

CABLE AND TELEVISION SERVICE:

I. If applicable, the apartment is pre-wired for cable television. Service may be obtained by calling your local cable provider. All cable charges, including installation, are the responsibility of Resident.

II. Installation of additional cable is prohibited without written permission of Management. The running of cable across flooring or along walls in or about the apartment is prohibited.

III. No radio or television aerials or wires shall be erected in or about any part of the premises. Rabbit-ear antennas are excluded from this prohibition.

COMMUNITY STANDARDS OF CONDUCT:

I. Management strives to maintain a pleasant, safe, and comfortable environment for Residents. In consideration of this, all Residents and their visitors will refrain from any conduct that would conflict with the rights of other Residents to the peaceful enjoyment of the premises.

II. Quiet hours, which are between 10:00 PM and 7:00 AM, should be observed by all Residents and visitors of the property.
III. Conduct considered disturbing shall include, but not be limited to, the playing of loud music outside or in apartments, loud televisions, and public consumption of alcoholic beverages, abusive, offensive or foul language, lewdness, use of power tools, cars or motorcycles with excessively loud engines, fireworks or explosives, and shouting.

IV. For health and safety reasons, Residents are expected to dress appropriately in common areas of the community, including halls, laundry rooms, lobbies, and community rooms. Individuals in common areas must be fully clothed. Sleepwear or housecoats are not permitted to be worn in the common areas of the building.

IV. An individual whose behavior disturbs the quiet enjoyment of others; poses a threat to the health, safety, welfare or property of others; or interferes with the efficient Management of the community are in violation of their lease and, accordingly, may face lease termination.

DAMAGES TO THE UNIT:

I. Residents shall not damage or disturb any part of the ceiling, walls, doors or floor in an apartment in anyway, including, but not limited to:
   a. Drilling into the ceiling, walls, or doors;
   b. Removing light fixtures, ceiling fans or other objects from the ceiling without written approval from Management;
   c. Allowing water to accumulate on the floor; or
   d. Painting, repairing, or making improvements with respect to the ceiling, walls, doors or floor.

II. Residents shall immediately report to Management any sagging, warping, leaking, cracking, staining, holes, or water accumulation related to the ceiling, walls, doors or floor.

III. Any damage the Resident causes to the ceiling, walls, doors or floor, including, but not limited to, damages caused by the Resident’s violation of this rule, shall not constitute ordinary wear and tear. The Resident shall be responsible for reimbursing the Management for the cost of repairing damage to the ceiling, walls, doors or floor and for any damages that result as a consequence of the Resident’s action(s).

DAMAGE BY FIRE OR OTHER CASUALTY:

I. If the premises are damaged by fire or other casualty, the Resident must promptly notify Management. The landlord will repair the building.
II. A second fire or casualty incident will be grounds for eviction.

III. The Resident is responsible for the cost of damages of personal property. The purchase of Renter’s Insurance is strongly recommended.

LAUNDRY FACILITIES:

I. Use of the laundry room is restricted to the Resident and Resident’s guest and/or aid and is for Resident’s laundry only.

II. Please do not leave machines unattended. Clothing must be removed immediately from machines when cycle is completed.

III. Inoperable machines should be reported to the Management office so that timely repairs can be made.

IV. Management is not liable for any lost or damaged clothing.

LOCKS / KEYS:

I. At move-in, Residents will be issued one set of keys/entry card for each adult member household. If the apartment key/entry card is lost, it is the responsibility of Resident to notify Management immediately.

II. Management may charge for repair/replacement of lock or replacement of lost keys.

III. Any remote-control device used to gain entry to a building or structure in the community is subject to the same policy.

MAINTENANCE:

I. It is the responsibility of each resident to maintain the cleanliness of their unit.

II. It is the responsibility of each Resident to promptly report any maintenance problem.

III. Charges for damages resulting from unreported maintenance problems can be assessed to Resident.

RENTAL PAYMENTS:

I. Rent is due on or before the 1st day of the month and no later than
the 5th day of the month.

II. Rent payments will be made via ACH withdraws from bank or credit union accounts.

III. Each resident must present proof of ACH approvals prior to taking occupancy.

**VISITORS / GUESTS:**

I. Visitors are welcome as long as they:
   a. Abide by property rules
   b. Do not pose a threat to any resident or property staff
   c. Do not disturb the peace and quiet comfort of other residents
   d. Do not interfere with management or maintenance of the property
   e. Are not unauthorized or banned persons or residents

II. Residents are responsible for damage caused by their guest(s).

**WEAPONS AND FIREARMS:** All firearms in the possession of Residents must be licensed and carried in accordance with state and local laws and must be registered with Management. All weapons must be stored in locked cabinets. If removed from the cabinet for legal use (i.e. target practice at a firing range or hunting), the firearm must be transported in an appropriate carrying case from apartment to vehicle and back to the locked cabinet.

**PETS:** Management has a strict no pets policy

**ACKNOWLEDGEMENT:**

By signing this document, the signee acknowledges that they have read, understand, and agree to the above resident policies.

________________________
Name (Please Print)

________________________
Signature